

**NEW MILFORD EPA GRANT APPLICATION  
NARRATIVE INFORMATION SHEET**

R01-21-A-021

**1. Applicant Identification:**

Town of New Milford  
10 Main Street  
New Milford, CT 06776

**2. Funding Requested:**

- a. **Assessment Grant Type:** Community-Wide
- b. **Federal Funds Requested:** \$289,690

**3. Location:** Town of New Milford, Litchfield County, Connecticut

**4. Property Information for Site-Specific Applications:** N/A

**5. Contacts:**

**a. Project Director:**

Jack Healy, Public Works Director  
Tel: 860.355.6010  
[jhealy@newmilford.org](mailto:jhealy@newmilford.org)  
New Milford Town Hall  
10 Main Street  
New Milford, CT 06776

**b. Chief Executive/Highest Ranking Elected Official:**

Mayor Pete Bass  
Tel: 860.355.6010  
[mayer@newmilford.org](mailto:mayer@newmilford.org)  
New Milford Town Hall  
10 Main Street  
New Milford, CT 06776

**6. Population:** 28,142 (Town of New Milford, 2010 Census)

**7. Other Factors Checklist:**

<b>Other Factors</b>	<b>Page #</b>
Community population is 10,000 or less	5
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	N/A
The priority brownfield site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	3
The priority site(s) is in a federally designated flood plain.	1

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The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures.	8
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	9

**8. Letter from the State or Tribal Environmental Authority:** Provided.

October 19, 2020

Mayor Pete Bass  
Town of New Milford  
10 Main St.  
New Milford CT 06776

Re: State Acknowledgement Letter for EPA Brownfields Assessment Grant for FY 21

Dear Mayor Bass:

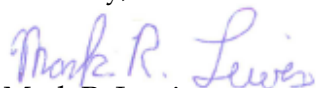
The Connecticut Department of Energy and Environmental Protection (DEEP) acknowledges that the Town of New Milford intends apply to the US Environmental Protection Agency (EPA) for a Brownfields Assessment Grant for Federal Fiscal Year 2021. The Town of New Milford plans to use the grant funding to conduct assessments at various properties in the Town contaminated with hazardous substances and petroleum.

If EPA awards grant funds, DEEP or EPA must determine the eligibility of each petroleum site before any site- specific assessment activity is undertaken using the petroleum assessment grant funds. Information on requesting such a determination from DEEP is available on DEEP's web site at [https://portal.ct.gov/-/media/DEEP/site\\_clean\\_up/brownfields/PetroleumDeterminationGuidancepdf.pdf](https://portal.ct.gov/-/media/DEEP/site_clean_up/brownfields/PetroleumDeterminationGuidancepdf.pdf).

You may want to refer to DEEP's PREPARED Municipal Workbook. This on- line guidebook is designed to help municipalities navigate the complex process of remediating and redeveloping brownfields. The Workbook is available on DEEP's web site at <https://portal.ct.gov/DEEP/Remediation--Site-Clean-Up/Brownfields/PREPARED-Municipal-Workbook-Main-Page>.

If you have any questions about this letter, please contact me at (860) 424-3768 or by e-mail at [mark.lewis@ct.gov](mailto:mark.lewis@ct.gov). Good luck with your application.

Sincerely,



Mark R. Lewis  
Brownfields Coordinator  
Office of Constituent Affairs & Land Management

C: Ms. Dorrie Paar, EPA (via e- mail)  
Mr. Richard T. Kampf, PG, LEP, The Chazen Companies (via e- mail)

## 1. Project Area Description and Plans for Revitalization

### a. Target Area and Brownfields

#### i. Background and Description of Target Area

The target area is defined as the Housatonic River corridor, from the former Century Brass brownfield site south to Hidden Treasures Park and Veteran's Bridge. Historically, the target area was thriving with industries and home to operations of the former New York, New Haven, and Hartford Railroad. Decades of poorly managed industrial waste, and subsequent polluted stormwater runoff, led to contamination and eroded water quality, creating an unsafe, underutilized, and uninviting environment, and deterring redevelopment. As a result, the tract that includes the target area has higher unemployment and poverty and lower property values than the greater Town, and is beleaguered with neglect, vandalism, and other criminal activity.

The target area is consistent with the Town's recently completed *New Milford Riverfront Renewal* plan (the "*Renewal Plan*") study area. The Town Center forms the eastern portion of the target area, has a diverse mix of uses, unique historic architectural character, and a picturesque Town Green, but is challenged by limited and difficult pedestrian connections to the riverfront. The Housatonic Railroad acts as a barrier limiting east-west movement. To the west, Youngs Field and the Town's DPW dominate the east side of the Housatonic riverfront. The Native Meadows Preserve lies on the west side of the river. Both sides of the river provide a diversity of recreation opportunities; however, truck circulation and heavy uses associated with the DPW and other industrial and brownfield sites are incongruent with these recreational resources. Heading north, Housatonic Ave. connects through-traffic from the downtown via Youngs Field Rd. to residential areas in northern New Milford. The corridor is lined by several uses that are incompatible with the Town's vision for residential redevelopment along the riverfront, including a recycling center, DPW garages, fueling station, maintenance facility, pipe and stockpile storage, a salt shed, and two vacant and dilapidated former fuel oil depots. Century Brass, a 72-acre known brownfield site being remediated through EPA and State brownfield funding, forms the northern extent of the target area. The site is planned to be redeveloped as the future DPW and a potential solar farm, among other potential uses.

#### ii. Description of the Priority Brownfield Site(s)

There are many underutilized brownfield properties in the target area. The project would focus on sites that present limitations to Town and river connections, are key sites for redevelopment, as identified in the *Renewal Plan*, and/or are located adjacent to the current DPW property, which is in the process of being relocated, opening up a key riverfront development site. The EPA brownfield assessment grant funding would build off this momentum, focusing on priority properties for their catalytic potential to attract investment and greater area-wide changes. Priority sites are described as follows:

**6 Youngs Field Rd./New Milford DPW:** The northern portion of this 14-acre Town-owned site is currently occupied by the Town's DPW, which has operated at the site since at least the early 1950s. In 2014, a Phase I ESA conducted for the site identified several RECs, including a former motor fuel UST and fueling station, an apparent zone of contaminated soils that was left in place following the removal of a leaking UST, a floor drain in one building, current and former hazardous material storage, and an apparent area of oil staining and fill. The Phase I ESA recommended performing a Phase II ESA to confirm if petroleum and/or hazardous substances are present and if remediation is required. The site is located within the floodplain.

**8 Youngs Field Rd./Former Lindstedt Fuel Oil Depot:** 8 Youngs Field Rd. is a 0.76-acre, estate-owned parcel located directly north of the current DPW and within the floodplain. The site

contains a pump house, pump station, shed, well house, and slab. The Town established an access agreement with the property owner to conduct a Phase I ESA of the site as part of the *Renewal Plan*. The Phase I revealed the site was a bulk petroleum facility for over 80 years and that accidental release of petroleum may have occurred and impacted the Housatonic River. Four 16,000-gallon vertical heating fuel ASTs, installed circa 1935 with no foundations, were emptied and cleaned in 2017. Four 10,000-gallon USTs that had stored gasoline and diesel were installed in 1991 and are approaching the end of their 30-year life expectancy. They are the subject of a 2019 Connecticut DEEP Warning Letter and Notice of Violation (NOV) regarding compliance. The Phase I ESA recommended investigating the site to determine if releases occurred and removing and properly disposing the tanks to facilitate the site's future redevelopment.

**17 Youngs Field Rd./Mitchell Fuel Oil Depot:** 17 Youngs Field Rd. is a 0.51-acre privately-owned parcel located opposite 20 Youngs Field Rd. and within the floodplain. Available property information indicates that the site was used as a fuel oil depot since the mid-1900s. The property is presently vacant, and the on-site buildings are targeted for demolition. Outreach efforts have been initiated to the site owner regarding access.

**20 Youngs Field Rd.:** This 4.24-acre Town-owned property is located just north of 8 Youngs Field Rd. and is partially within the floodplain. The site is occupied by the New Milford Facilities Maintenance headquarters and is used for storage of road maintenance materials (i.e. road salt, gravel, catch basin frames, etc.), a truck wash, and the New Milford recycling center. The site was the subject of a Phase I ESA in 2014 that noted that the recycling center has been located on the property since the 1980s, and road salt stockpiles and other miscellaneous storage has occurred on the site since circa 1990. In addition to collecting conventional recyclables, such as newspapers, bottles, and cans, the site collects waste oil and "household hazardous waste" for processing off-site. Previous site uses include salt storage, a railroad spur yard, turntable, and roundhouse, the New Milford Ambulance, and a residence. The Phase I ESA identified several RECs, including a catch basin sediment disposal pit, an apparent fill area, current and past hazardous material collection and handling areas, the historic railroad spur yard, turntable, and roadhouse, and current and historical outdoor road salt storage areas. The Phase I ESA recommended performing a Phase II ESA.

#### **b. Revitalization of the Target Area**

##### **i. Reuse Strategy and Alignment with Revitalization Plans**

The requested EPA brownfield assessment funding will be used to further the revitalization strategy identified in the Town's 2020 *New Milford Riverfront Renewal* plan. The *Renewal Plan* envisions transforming brownfield sites on the Housatonic Riverfront to draw new investment and achieve area-wide reuse concepts, realizing the vision of a 21<sup>st</sup> century connected waterfront that catalyzes community development, recreation, resiliency, and revenue generation for the Town. In total, the plan envisions 590,000 SF of new development in the target area, including 220-350 residential units, 156,000 SF of mixed-use development, 92,500 SF of live/work space, 47,000 SF of makerspace/light industrial, 35,000 SF of retail, and a 52,500-SF hotel and event space, as well as a 12-acre riverfront park.

The target area is also cited within New Milford's *Plan of Conservation and Development (POCD)*, which details the Town's role as a regional hub for jobs, goods and services, and objectives for continued business development to support this need. The POCD notes that the relationship between downtown and the riverfront is one of its most important assets; yet, they are separated by industrial uses and brownfield sites. The POCD recommended preparing a Riverfront Master Plan that includes mixed-use development and community spaces.

The 2017 *Western Connecticut Economic Development Plan* also listed the development of a riverfront revitalization plan as one of 18 vital projects in the region. The *Renewal Plan* was developed to implement these recommendations.

The priority sites are all within the *Renewal Plan* study area and were selected due to their critical locations and or catalytic role in the target area's revitalization.

- **6 Youngs Field Rd.** is envisioned for redevelopment with a 50- to 85-room hotel overlooking the river, rentable event space, public parking, and additional greenspace.
- **8 Youngs Field Rd.** is envisioned for redevelopment with apartments and townhomes.
- **17 Youngs Field Rd.** is located at a key waterfront location that is envisioned to include an extended River Trail, tying the Town to a larger network of biking and walking paths.
- **20 Youngs Field Rd.** is envisioned for redevelopment with apartments and townhomes.

To take the next steps needed to spur private investment and realize the vision for these priority sites and the broader target area, additional environmental assessments and subsequent remediation are needed. Additional planning efforts are also needed to set the sites up for and enable the vision laid out in the *Renewal Plan*. All four sites are located in a Restricted Business (B-1) zoning district, which is not consistent with the vision for their redevelopment. A more refined market analysis that focuses on the types of residential development that would best meet market demand is also needed. The Town must also identify the most appropriate site disposition strategy for the priority sites, in consideration of the complexities associated with their environmental status.

## ii. Outcomes and Benefits of Reuse Strategy

The outcome and benefits of the requested funding is to reduce uncertainty with respect to environmental conditions that have the potential to stifle private development and provide the necessary planning to guide the redevelopment of strategic sites in the target area in a manner consistent with the *Renewal Plan*.

The presence of abandoned and vacant brownfield sites has placed a significant economic burden on the Town, lowering property values and reducing tax revenue contribution: the median home value in Census Tract 2536, which contains the target area, is 14% lower than the Town's. Bringing the priority sites back to productive use would have a positive economic impact: a 2011 New Partners for Community Revitalization, Inc. study identified a 5-15% increase in property values within ¾-mile of redeveloped brownfield sites, and a 2017 study in the *Journal of the Association of Environmental and Resource Economists* found a similar increase (5-15.2%) up to 1.29 miles from a remediated site.

To support new businesses and sustain existing operations, employers need a stable workforce and customer base. The Town's population is aging and shrinking, which means a shrinking workforce and customer base. The Town needs to stem population loss and attract new residents. It is paramount that the Town allow for the development of the types of housing that will provide housing for all income levels, thereby growing the economy and strengthening the tax base. The *Renewal Plan* envisions 220-350 new residential units in the target area, including residential development on two of the four priority sites, providing the housing needed to attract residents and a workforce for local employment.

New Milford underperformed Connecticut and national job growth between 2013 and 2018, and jobs available in Town are generally lower paying compared to region, with most of the Town's skilled workforce commuting out of Town. Low paying jobs have been those that have been the most affected by the pandemic and associated economic recession. The *Renewal Plan* lays out a vision for a range of non-residential uses, including makerspace/light industrial,

retail, mixed-use development, and live/work spaces, as well as the hotel/event space envisioned for 6 Youngs Field Rd. It is estimated that this new development would generate approximately 600 new jobs. Bringing new employment to the target area – particularly in those sectors that offer the opportunity for advancement – is paramount to improving the living conditions of those that are the most vulnerable and creating a stable local economy.

The reuse strategy will allow for the extension of a multi-use fitness trail, create 12 acres of riverfront open space, and eliminate conflicting, hazardous uses that undermine the positive benefits of the Town’s waterfront recreation offerings. Expanding and improving greenspace will have many positive health benefits: the Institute of Medicine found that increasing access to recreation facilities is an essential strategy to prevent childhood obesity. Greenspace also has positive impacts on air quality and economic benefits, including a positive effect on nearby residential property values, increasing property tax revenues for the Town, and attracting tourists and associated tourism dollars to the local economy.

The Housatonic River, which forms the central spine of the target area, is perceived by the public as polluted and is underutilized. Industrial and brownfield uses along the waterfront add to this perception, in addition to causing potentially harmful stormwater runoff. Remediating and redeveloping target area brownfield sites will reduce the potential for public exposure to on-site contaminants, reduce runoff through adherence with current stormwater regulations, and improve public perceptions of the waterfront and the greater target area.

While not located in a designated OZ, Census Tract 2536 was determined by the U.S. Department of the Treasury to be a Low-Income Community (LIC) Tract eligible for OZ designation. In their OZ designation support letter, the Western Connecticut Council of Governments (WestCOG) noted that the unemployment rate in the area was higher than that of the State and that the poverty rate exceeded 15%, demonstrating a need for new investment. The requested grant funding would facilitate the future redevelopment of brownfield sites in the target area, spurring economic growth in an OZ-eligible census tract.

### **c. Strategy for Leveraging Resources**

#### **i. Resources Needed for Site Reuse**

The Town is eligible for and has long been exploring funding opportunities for redevelopment and cleanup actions in the target area from both public and private sector sources. The Town previously received a \$200,000 Connecticut Brownfield Area-Wide Revitalization (BAR) grant to prepare the *Renewal Plan*, as well as a \$2.5M Connecticut Urban Act Grant for the Century Brass site. The requested funding would enable the Town to build off the momentum from these and other grants the Town has been awarded in the target area, in addition to opening up new opportunities for other funding sources in the future.

The Town anticipates submitting one or more pre-application(s) to the CT DECD Brownfield Municipal Grant Program. Eligible applicants may request up to up to \$4M for costs associated with the investigation, assessment, remediation and development of a brownfield. Completing assessment and planning work through the requested EPA grant would strengthen the Town’s chance of receiving remedial action and redevelopment funding pursuant to Connecticut General Statute 32-763.

Once the extent of the environmental contamination on the priority sites and/or other target area sites is better understood, New Milford would also be eligible to apply for up to \$500,000 in EPA cleanup grants to carry out cleanup activities at Town-owned sites. By identifying the best site disposition strategy for privately-owned sites, the Town could partner with an entity such as the Connecticut Brownfield Land Bank to obtain funding for additional

assessment or cleanup activities and to facilitate the redevelopment of these properties. Other potential funding sources for redevelopment include HUD's HOME Investment Partnerships Program, which could fund new affordable housing development up to \$500,000; the EPA's Urban Waters Program Small Grants Program, which could fund up to \$600,000 of projects that reduce urban runoff pollution to the Housatonic River; and the NPS's Land and Water Conservation Fund, which could fund the acquisition and development of the public outdoor recreation areas envisioned in the *Renewal Plan*.

## **ii. Use of Existing Infrastructure**

The target area already has access to municipal sewer and roadway infrastructure, as well as privately provided water, electrical, and telecommunications infrastructure. While new infrastructure extensions may be required during the future private development of priority sites, additional municipal infrastructure needs for reuse are not expected at this time.

## **2. Community Need and Community Engagement**

### **a. Community Need**

#### **i. The Community's Need for Funding**

New Milford has been making tremendous strides in recent years towards the revitalization of the target area, most recently with the preparation of the *Renewal Plan*, which was funded through a 2018 Connecticut BAR grant. The plan identified key next steps, which the Town now seeks to implement; however, all CT BAR grant funds have been expended, and New Milford has a limited tax base to fund these efforts. Recent population trends indicate that the tax base will not rebound absent public interventions to facilitate revitalization. New Milford's population is aging and declining: from 2010-2017, there was a more than 5% loss in residents ages 35-44, which has widespread economic impacts, including a shrinking customer base, decrease in school-aged children, and overall limit on the Town's ability to grow its economy. New Milford's grand list growth has also been flat, with no increase since the 2010 revaluation, when the value of property decreased by 6.5%. While New Milford is fiscally conservative, with an excellent A++ bond rating, the Town is facing severe financial pressures, given the recent loss of State revenue. The impact of COVID-19 on the State's economy will have ripple down effects locally: the National Conference on State Legislatures estimates that the State's Fiscal Year 2021 revenue will be down 13%.

New Milford needs to retain existing residents and continue to attract new residents and workers by expanding housing, employment, retail, and entertainment opportunities. This is particularly true in the target area, which has higher unemployment (8.2%) and about 50% the median income of the greater Town (\$42,406). These socioeconomic hardships are exacerbated by physical impediments to private investment, notably the unknown of potential contamination and the area's location in the floodplain. Youngs Field Rd. has repeatedly been flooded during severe rain storms, and climate change will increase the occurrence of riverine flooding events. These conditions have deterred the types of private development the Town needs to retain and attract residents and workers. Absent investment, the area also experienced heightened criminal activity, straining the Town's police force and the Town budget: there have been over 1,500 calls to the police for activities in the target area in just the past five years, including assault, larceny, trespassing, drug possession, suicidal individuals, and a homicide.

#### **ii. Threats to Sensitive Populations**

The consistent presence of brownfields in the target area disproportionately impacts the Town's more vulnerable, lower-income population. Census Tract 2536 has a population of 2,576. 11% of the tract's residents are below poverty level, which is substantially higher than



that of the Town and County (4.5% and 7%). The tract's poverty level has also increased since 2010. With the COVID-19 pandemic and associated economic downturn disproportionately impacting the low-income and underemployed, the increasing poverty rate trend in the target area is expected to continue, absent the project.

Residents of impoverished neighborhoods or communities are at increased risk for mental illness, chronic disease (e.g., heart disease, diabetes, and obesity), mortality, and lower life expectancy. Older adults in poverty, in particular, experience higher rates of disability and mortality; this is especially concerning in the target area, as 16% of Tract 2536's population is 65 and over, which is a higher rate than the greater Town.

Consistent with these general relationships between poverty and health, Census Tract 2536 has a lower average life expectancy than that of the State (2010-2015 CDC data). The rate of asthma Emergency Department (ED) visits of New Milford also increased in the most recent years for which data is available (2017 and 2018) by over 20% to 22.9 per 10,000 children and by over 26% to 31.2 for adults.

The correlation between poverty and higher incidence rate of mental illness is particularly concerning for the target area, which is located in a mental health "Health Professional Shortage Area" (HPSA). Without access to mental health services, drug abuse can increase: Litchfield County in 2016 had 20.4 opioid overdose deaths per 100,000, compared to 13.3 per 100,000 nationally. This rate has more than doubled in the past 3 years, with 41.4 opioid overdose deaths per 100,000 in the County as of 2019 Police call data for the target area include 15 narcotic possessions and 4 ambulance calls for overdoses over the past 5 years.

The project will lead to the remediation and redevelopment of multiple sites in the target area, with new, much needed stable housing, and safe, improved access to the waterfront, directly improving public health and safety. Removing harmful contamination will have the greatest impact to residents in the target area, who are disproportionately living in poverty, compared to the greater Town. By creating new housing and jobs, health indicators would be expected to improve as housing insecurity declines and financial opportunity improves. Other welfare issues in the target area, including high crime rates, abandoned properties, and the disproportionate community disinvestment would be improved as a result of the project. Property values would also increase with the increased investment and remediation of harmful contaminated sites located adjacent to residences, businesses, and parks.

The project will improve access to the Housatonic River and the existing recreation resources that line its banks, providing greater opportunities for community members to get outside and exercise, which has the potential to help reduce obesity, high cholesterol, and high blood pressure issues. Remediation and redevelopment of brownfield sites in the target area will also improve stormwater management, water quality, and aquatic habitat for the Housatonic River.

## **b. Community Engagement**

### **i. Project Involvement & Project Roles**

The requested EPA grant would be used for a broad-reaching, multifaceted project involving multiple organizations and entities and a range of stakeholders interested in revitalizing the target area, improving the Town's recreational assets, and stimulating the local economy. Key organizations and entities that will be involved in the project, including points of contact and anticipated roles, are presented in the table, below.

Name of Organization/Entity/Group	Point of Contact (Name, Email & Phone)	Specific Involvement in the Project or Assistance Provided
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## NEW MILFORD EPA COMMUNITY-WIDE ASSESSMENT GRANT APPLICATION: NARRATIVE

Town of New Milford	Tammy Reardon, Grant Writer and Compliance Specialist <a href="mailto:treardon@newmilford.org">treardon@newmilford.org</a> ; 860.457.4195	Grant administration
Town of New Milford Planning Department	Laura Regan, Town Planner/Zoning Enforcement Officer/Land Use Supervisor <a href="mailto:lregan@newmilford.org">lregan@newmilford.org</a> ; 860.355.6080	Planning oversight and coordination
Town of New Milford Public Works Department	Jack Healy, DPW Director <a href="mailto:jhealy@newmilford.org">jhealy@newmilford.org</a> ; 860.355.6040	Phase I/II assessment oversight and coordination
Town of New Milford Economic & Community Development Department	Karen Pollard, Economic Development Director <a href="mailto:Kpollard@newmilford.org">Kpollard@newmilford.org</a> ; 860.488.0492	Planning oversight and coordination
Riverfront Revitalization Committee	Liba Fuhman, Chairman <a href="tel:203.947.4767">203.947.4767</a>	Community outreach; planning oversight and coordination
Connecticut Brownfield Land Bank, Inc.	Arthur Bogen, President <a href="mailto:abogen@ctblb.org">abogen@ctblb.org</a> ; 203.444.2023	Site disposition strategy guidance
New Milford River Trail Association; New Milford Hospital/Nuvance	Lisa Arasim, Chaiman <a href="mailto:nmrivertail@gmail.com">nmrivertail@gmail.com</a> ; 860.355.1098 Adele Connor, Senior Development Director <a href="mailto:Adele.Connor@nuvancehealth.org">Adele.Connor@nuvancehealth.org</a> ; 860.210.5270	Trail redevelopment input and outreach
Loaves & Fishes Hospitality House; New Milford Housing Partnership; New Milford Senior Center	Lisa Martin <a href="mailto:loavesfishes@charter.net">loavesfishes@charter.net</a> ; 860.350.6612 New Milford Housing Partnership c/o Karen Pollard (contact info above) Jasmin Ducusin-Jarin, Acting Director <a href="mailto:senior@newmilford.org">senior@newmilford.org</a> ; 860.355.6075	Housing market study input and outreach
Greater New Milford Chamber of Commerce; Downtown Business Association	Denise Del Mastro <a href="mailto:dmcc@newmilford-chamber.com">dmcc@newmilford-chamber.com</a> ; 860.354.6080 Meredith Cleary <a href="mailto:meredith@bankstreetinvestments.com">meredith@bankstreetinvestments.com</a> ; 860.799.7779	Market study input and outreach
New Milford Parks & Recreation Commission	Dan Calhoun, Director <a href="mailto:dcalhoun@newmilford.org">dcalhoun@newmilford.org</a> ; 860-355-6050	Land use assessment/zoning update analysis input and outreach
The Corporation for New Milford Economic Development	Oley Carpp, Chairman <a href="mailto:gocarpp@charter.net">gocarpp@charter.net</a> ; 508.868.9632	Outreach and implementation assistance

### iii. Incorporating Community Input

The project is a continuation of the *Renewal Plan* planning process, which involved extensive public engagement to form a unified vision for the target area.

More broadly, monthly Town Committee meetings will be used to update the public about the project status. The Committee will solicit additional input from the public. Meeting minutes will be available to the public on the Town's website and in the Town Clerk's office. Updates on the project's progress will be published in local newspapers and posted on the social media (Facebook) accounts of the Town's Economic and Community Development Department and the Riverfront Revitalization Committee. Key assessment and planning documents for priority sites will be posted on the Economic and Community Development Department's website to not only allow another venue for public review and input, but also help to market these sites for potential private investors and developers upon project completion.

The Town will continue to solicit and respond to public comments and opinions, and all documents will be made available to the public for their review and input. The Town will ensure that input from those most vulnerable in the community is incorporated; residents, employees, and visitors to the target area must have ownership in the project. This includes specific outreach to organizations such as Loaves and Fishes Hospitality House, a local soup kitchen that operates in the target area, and the New Milford Senior Center, also located within the target area. While digital outreach can be a means of incorporating community input, particularly during the

COVID-19 pandemic, the use of physical flyers and surveys are useful tools that will be employed to engage with more vulnerable populations, who are often the most affected by the digital divide. With a large open space within the target area (Youngs Field), there are also opportunities to organize outdoor, socially distanced public events.

### **3. Task Descriptions, Cost Estimates, and Measuring Progress**

#### **a. Description of Tasks/Activities and Outputs**

The requested EPA funding will be used to continue the environmental assessments and planning work undertaken as part of the *Renewal Plan*. Priority activities were identified based on the recommendations of the plan and feedback from community stakeholders. A description of the anticipated scope, schedule, activity lead, and outputs for each task is provided below.

**Task 1 – Environmental Assessments:** The target area includes numerous brownfields; the lack of information on the extent of contamination on these sites is a deterrent to their redevelopment. The Town will use the requested grant funding to retain a qualified consultant(s) to conduct environmental assessments (Phase I/II ESAs) at key sites in the target area. The Town will coordinate with private property owners, as applicable, and solicit input from key stakeholders to identify the sites to be the focus of this task. For those sites for which a Phase I ESA was recently completed (e.g., 8 Youngs Field Rd.), the funds will be used to conduct a Phase II ESA. For those sites that do not have recent Phase I ESAs, the funds will be used to conduct a Phase I ESA and, depending on the recommendations of said report, subsequently a Phase II ESA. It is anticipated that the Town would solicit bids for this task upon grant award. Each Phase I and Phase II ESA would take approximately 4-5 weeks and 6-8 weeks to prepare, respectively, with work occurring throughout the three-year grant contract. This task assumes that four Phase I ESAs and three Phase II ESAs will be performed. The Town of New Milford's Public Works Department will provide oversight and coordination of this work effort.

**Task 2 – Planning:** Additional planning efforts are needed to facilitate the target area's redevelopment in a manner consistent with the vision laid out in the *Renewal Plan*. It is anticipated that this work effort will include four primary components:

- **Market Analysis Report:** an overarching market analysis report was prepared as part of the *Renewal Plan*. With significant residential development envisioned for the priority sites and greater target area, the Town now seeks to conduct a more detailed, housing-focused market study to identify the specific types of housing that would meet market demand, particularly in consideration of the changes brought on by the COVID-19 pandemic.
- **Land Use Assessment/Zoning Updates Analysis:** The plan lays out a vision for the target area's redevelopment that is not possible under current zoning regulations. The Town is also aware of the complexities of their current zoning code, which is a deterrent to private development. The Town now seeks to identify the necessary zoning updates needed to carry out the *Renewal Plan*'s vision. It is anticipated that the zoning updates will include creating more form-based regulations and energy efficiency requirements.
- **Site Disposition Strategy:** The Town will use grant funds to identify the most appropriate site disposition strategy for key target area sites, in consideration of the complexities associated with their environmental status.
- **Resource Roadmap:** The *Renewal Plan* identifies over 40 recommendations for the target area. While the requested EPA funding is critical to start implementing key recommendations, the Town seeks to prepare a Resource Roadmap for the plan's recommendations, so that they can more efficiently take the next steps to successful revitalization.

The planning tasks will all be completed by a qualified consultant(s) to be retained by the Town. The Town's Economic and Community Development Department, Riverfront Revitalization Committee, and Planning Department would lead this work effort, with the Connecticut Brownfield Land Bank also expected to play a critical role in this task. The Town would solicit bids for the market analysis report and land use assessment upon grant award, with work occurring during the first year of the grant contract. The site disposition strategy and resource roadmap work would occur in years 2 and/or 3, once more information on the environmental conditions of key sites has been identified as part of the Task 1, Environmental Assessment work effort.

**Task 3 – Grant Administration:** The Town will use a portion of the requested grant funds for grant administration activities associated with consultant procurement, EPA quarterly and annual reporting, and preparation of payment requests and documentation in accordance with federal requirements and regulations. This work will occur throughout the three-year grant contract period.

### b. Cost Estimates

Having recently completed several Phase I/II ESAs and planning exercises in the target area as part of the *Renewal Plan*, the Town was able to develop sound, accurate cost estimates for each of the project tasks, in consultation with The Chazen Companies, a qualified environmental and planning consultant in the region. For the Phase I/II ESAs, the contractual cost estimates were based on the average costs for similar studies conducted in 2020. The contractual cost estimates for Task 2, Planning, was developed based on the average cost for the anticipated components of the planning task (refer to Response 3.a, above). The cost estimates for the planning subtasks were determined to be reasonable, as they are generally consistent with the EPA's "typical cost" estimates. Direct personnel and fringe benefits for each task were developed based on their anticipated time effort for each task and experience in these roles during the *Renewal Plan* project. The total project budget, broken down by task is provided below. Additional information outlining how the cost estimates were developed are included in the table notes.

Budget Categories		Project Task Budget			Total
		Task 1: Phase I/II ESAs	Task 2: Planning	Task 3: Grant Administration	
Direct Costs	Personnel	\$8,500 <sup>1</sup>	\$15,120 <sup>2</sup>	\$8,520 <sup>3</sup>	\$32,140
	Fringe Benefits	\$1,360 <sup>1</sup>	\$3,120 <sup>2</sup>	\$3,070 <sup>3</sup>	\$7,550
	Travel	\$0	\$0	\$0	\$0
	Equipment	\$0	\$0	\$0	\$0
	Supplies	\$0	\$0	\$0	\$0
	Contractual	\$155,000 <sup>4</sup>	\$95,000 <sup>5</sup>	\$0	\$250,000
	Other	\$0	\$0	\$0	\$0
Total Direct Costs		\$164,860	\$113,240	\$11,590	\$289,690
Indirect Costs		\$0	\$0	\$0	\$0
Total Budget (Total Direct Costs + Indirect Costs)		\$164,860	\$113,240	\$11,590	\$289,690

Notes:<sup>1</sup> Based on 150 hours of J. Healy's time at \$56.54/hour, with 16% fringe benefits.

<sup>2</sup> Based on 150 hours of L. Reagan's time at \$40.71/hour, with 24% fringe benefits, and K. Pollard's time at \$60.10/hour, with 19% fringe benefits.

<sup>3</sup> Based on 4 Phase I ESAs at \$5,000 each + 3 Phase II ESAs at \$45,000 each.

<sup>4</sup> Based on \$20,000 market analysis report, \$20,000 land use assessment/zoning updates analysis, \$40,000 site disposition strategy, and \$15,000 resource roadmap. These estimates include public engagement and project team/Committee meetings.

### c. Measuring Environmental Results

Tracking and measuring the progress of outputs and task completion will be done on a quarterly basis through quarterly reports. The Phase I/II ESAs will provide the Town with a more

comprehensive understanding of the environmental conditions on key sites in the target area. The planning tasks will provide the necessary information to proceed to the ultimate goal and end result of the project – the sites’ remediation and redevelopment – in turn addressing disproportionate negative impacts on the vulnerable population that resides in the target area by improving access to new housing, jobs, and improved and expanded open space.

#### **4. Programmatic Capability and Past Performance**

##### **a. Programmatic Capability**

##### **i. Organization Structure & ii. Description of Key Staff**

The Town is experienced in successfully carrying out complex grants, most recently with the completion of the Connecticut BAR-funded *Renewal Plan*, which similarly involved both environmental assessment (Phase I/II ESAs) and planning tasks. The Town staff that were involved in the preparation of that recent plan are expected to be involved in this project, given their familiarity and expertise with the area and subject matter. Tammy Reardon, Grants and Compliance Specialist, will oversee all administrative aspects of the project. Karen Pollard, Economic Development Director, and Lara Regan, Town Planner, will oversee and coordinate the planning tasks. Jack Healy, DPW Director, will oversee and coordinate the environmental assessments.

##### **iii. Acquiring Additional Resources**

The Town does not expect to acquire any additional expertise or resources to administer and carry out the requested EPA grant. As demonstrated herein, the Town has successfully administered a wide range of grants. However, the Town has the processes in place to acquire additional resources, as needed, and it will meet all applicable federal requirements.

##### **b. Past Performance and Accomplishments**

New Milford has successfully managed multiple federal and state grants, including several EPA Brownfield grants, as well as an EPA loan, for the former Century Brass site, located in the target area. Specifically, the Town was awarded the following EPA Brownfield funding for the site: \$350,000 EPA Brownfield Assessment Pilot Program grant; \$200,000 EPA Brownfield Cleanup Program grant; and \$1,705,645 EPA loan through the Brownfield Cleanup Revolving Loan Fund. The EPA funding was successfully used for remediation activities that occurred between May 2004 and December 2009 at the 72-acre site, including petroleum impact remediation, hazardous substance remediation, Phase I PCB source removal, and Phase II PCB remediation. A RCRA Closure Plan was submitted to the EPA and CT DEEP in October 2020, which anticipates final environmental site closure by 2026.

The EPA-funded project has progressed in a timely manner; while there have been times during the 21+ year that necessitated a project extension, such extensions, and the circumstances warranting the extension(s), were communicated with the EPA throughout the project. Project status reports were submitted quarterly, in a timely manner. At the close of the project, \$249,895 of the EPA loan funds remained and were deobligated; the \$550,000 in EPA grant funding was fully expended within the period of performance. The Town does not have any open EPA brownfield grants.





4

3

2

1

N

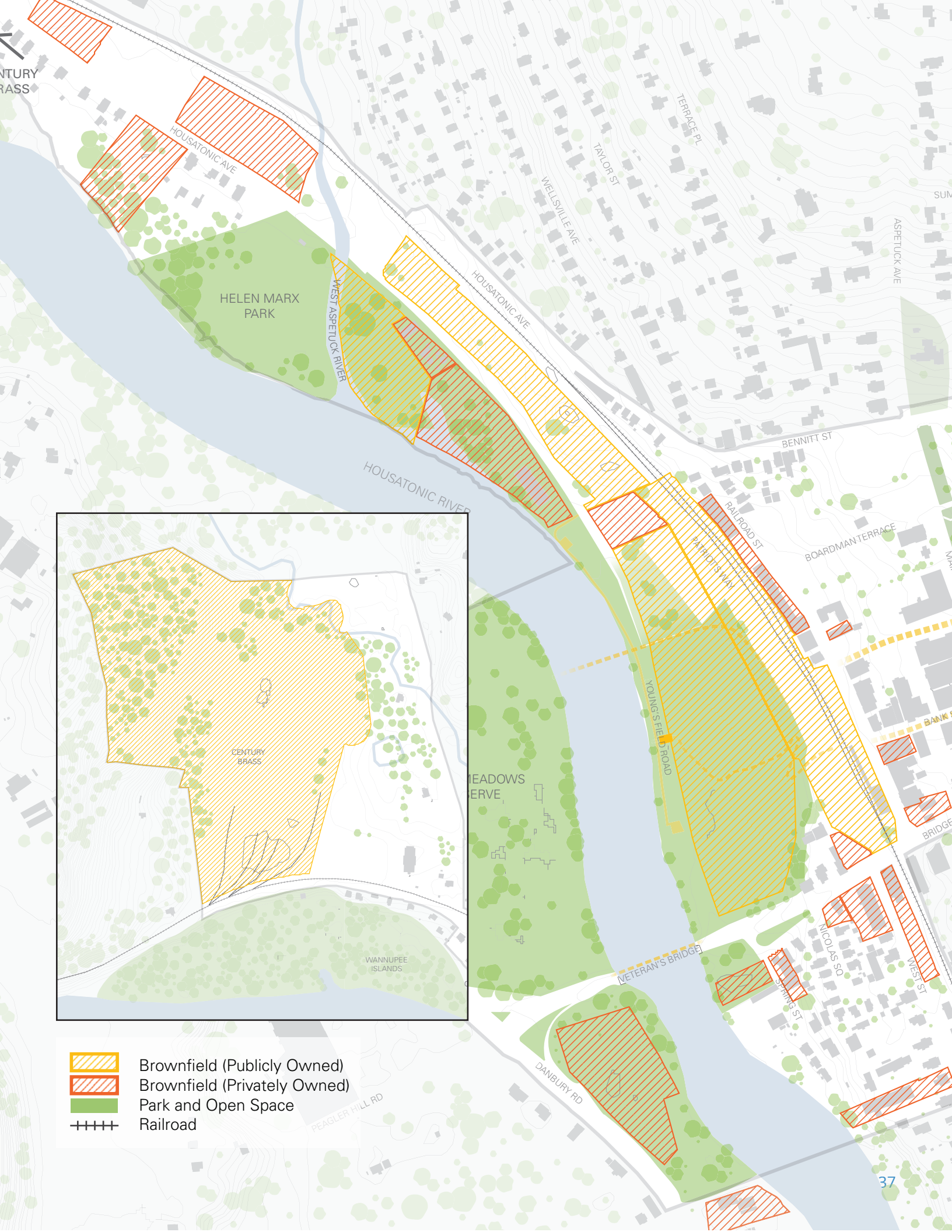
2,000 FT



# **NEW MILFORD RIVERFRONT RENEWAL**



**SEPTEMBER 2020**



NTURY  
BRASS

HOUSATONIC AVE

HELEN MARX  
PARK

WEST ASPETUCK RIVER

HOUSATONIC RIVER

HOUSATONIC AVE

WELLSVILLE AVE

TAYLOR ST

TERRACE PL

BENNETT ST

RAILROAD ST

BOARDMAN TERRACE

YOUNG'S FIELD ROAD

MEADOWS  
RESERVE

WANNUPEE  
ISLANDS





VETERAN'S BRIDGE

DANBURY RD

PEAGLER HILL RD

MINCOLAS ST

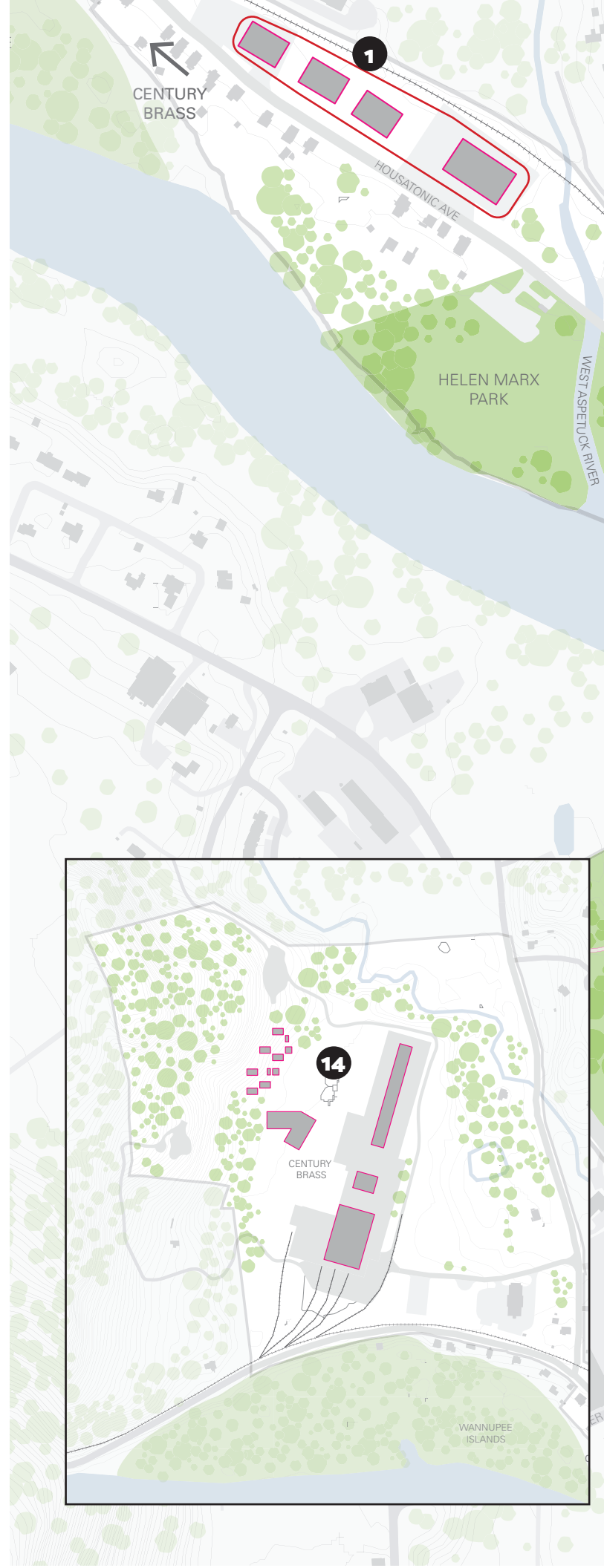
WEST ST

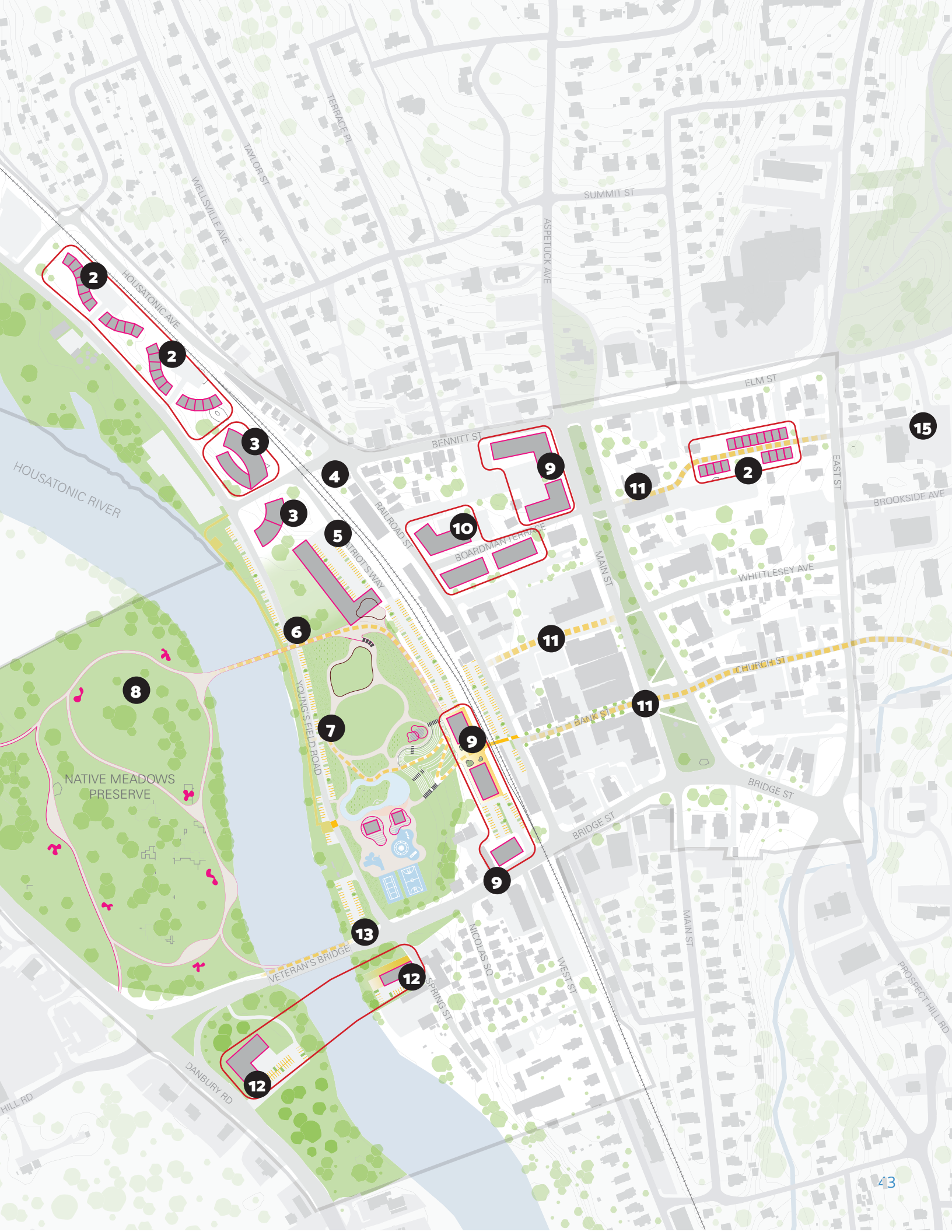
-  Brownfield (Publicly Owned)
-  Brownfield (Privately Owned)
-  Park and Open Space
-  Railroad



# The Plan

1. MAKERSPACE/ LIGHT INDUSTRIAL/ COMMERCIAL
2. TOWNHOMES
3. APARTMENTS
4. BENNITT STREET EXTENSION
5. HOTEL & EVENT SPACE
6. PEDESTRIAN BRIDGE
7. YOUNG'S FIELD RIVERFRONT PARK
8. NATIVE MEADOWS PRESERVE AND SCULPTURE WALK
9. MIXED-USE
10. LIVE/WORK
11. PUBLIC REALM ENHANCEMENTS
12. GATEWAY MIXED-USE
13. YOUNG'S FIELD ROAD REALIGNMENT
14. DEPARTMENT OF PUBLIC WORKS, ARTS CAMPUS & FOUNDRY
15. EAST STREET SCHOOL





## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

10/28/2020

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

BF

State Use Only:

6. Date Received by State:

7. State Application Identifier:

### 8. APPLICANT INFORMATION:

\* a. Legal Name:

New Milford, Town of

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

\* c. Organizational DUNS:

0101527260000

### d. Address:

\* Street1:

10 Main Street

Street2:

\* City:

New Milford

County/Parish:

Litchfield

\* State:

CT: Connecticut

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

067762831

### e. Organizational Unit:

Department Name:

Division Name:

### f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

\* First Name:

Tammy

Middle Name:

\* Last Name:

Reardon

Suffix:

Title:

Grant Writer & Compliance Specialist

Organizational Affiliation:

\* Telephone Number:

860-457-4195

Fax Number:

\* Email:

treardon@newmilford.org

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-20-06

\* Title:

FY21 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

1235-Target Area.pdf

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

Town of New Milford - Assessment Grant Program

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant \* b. Program/Project 

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**\* a. Start Date: \* b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="289,690.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="289,690.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title: \* Telephone Number:  Fax Number: \* Email: \* Signature of Authorized Representative:  \* Date Signed: